

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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May 13, 2003

FROM: **DAVID H. SLAUGHTER**, Director
Real Estate Services Department

KEN A. MILLER, Director
Department of Public Works – Regional Parks Division

SUBJECT: REGIONAL PARKS PROPERTY – BALDWIN LAKE

RECOMMENDATIONS:

1. Determine Regional Parks Division (RPD) property (APN 0314-072-20, 21, 24, 26 through 29; 0314-087-43 through 46; 0314-122-01, 03 through 08, 25, 26, 28 through 32; 0314-134-14 through 18, 20, 35 through 41; 0314-522-12, 22 through 25; 0314-105-14 through 18, 52 through 54; 0314-138-09, 10, 12, 13, 15, 16, 18, 19, 20, 22 through 25; 0314-521-03 through 07, 27; and 0314-525-10, 11, 24, and 25) of 98,250 square feet is no longer necessary for County or other public purposes, as authorized by Government Code Section 25526.5.
2. Execute six deeds to convey County properties to the respective Buyers upon payment of the respective appraised values (AV) as shown below for a total of \$70,100.

Buyer	APN	Size (sq. ft.)	AV
Arnold H. and Myrna Urbina	0314-072-20, 21, 24, 26 through 29	11,250	\$ 8,350
Richard and Carolyn Robinson	0314-087-43 through 46	6,000	5, 100
Mara B. Fajardo	0314-122-01, 03 through 08, 25, 26, 28 through 32; 0314-134-14 through 18, 20, 35 through 41; 0314-522-12, 22 through 25	34,500	24,325
Gary Johnson	0314-105-14 through 18, 52 through 54	12,000	8,100
Edward T. and Jane C. Brayton	0314-138-09, 10, 12, 13, 15, 16, 18, 19, 20, 22 through 25	19,500	13,700
Bryan Klawitter	0314-521-03 through 07, 27 and 0314-525-10, 11, 24, and 25	15,000	10,525
TOTAL		98,250	\$70,100

BACKGROUND INFORMATION: On April 7, 1986, the Board authorized the Real Estate Services Department (RES D) to begin a program designed to eventually return County-owned property in the Baldwin Lake area to private ownership. The parcels were originally acquired for use as a regional park site; however, plans to create a regional park on these parcels were abandoned.

On December 11, 1989, the Board authorized RESD to deviate from County Policy 11-12 (now 8-18). This allows staff to make direct sales of parcels to interested persons without having to hold a public auction. The Buyers contacted the County about acquiring these parcels and agreed to purchase them at market value as determined by an appraisal performed by a RESD staff appraiser.

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REVIEW BY OTHERS: This item has been reviewed by County Counsel (Charles S. Scolastico, Deputy County Counsel) on April 24, 2003; the Department of Public Works (Tom Potter, Chief of Regional Parks) on April 28, 2003; and the County Administrative Office (Daniel R. Kopp and Tom Forster, Administrative Analysts) on May 2, 2003.

FINANCIAL IMPACT: Regional Parks (SPR CCR) will receive proceeds of \$70,100 from sale of this property.

SUPERVISORIAL DISTRICT: Third

PRESENTER: David H. Slaughter, Director, 7-7813

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